



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, August 24, 2005

2005-0723 – Application for a Variance on a 5,800 square-foot site from Sunnyvale Municipal Code section 19.34.030 to allow a five foot side yard setback on the right side of the property where seven feet is required. The property is located at **1222 Susan Way** (near S Bernardo Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 198-13-071)

In attendance: Richard Quenneville, Applicant; Qian Pietila, Owner; Trudi Ryan, Administrative Hearing Officer, Troy Fujimoto, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Trudi Ryan, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Ryan announced the subject application.

Troy Fujimoto, Project Planner, stated that the applicant is proposing interior alterations, enclosing an existing porch at the front of the home, and add a new two-car garage all of which will add 390.5 square feet to the home. The garage is proposed at the front, extending to the street off the right side of the existing home. As a result of the proposed project the total building square footage will be 2,570 square feet. The scope of the project includes interior alterations that will alter the family room, remove a storage area, and add a new bathroom.

Ms. Ryan Asked the Project Planner if other properties in the area that are along the 5ft setback were developed with variances, or before the policy changed that required the setback. Ms. Ryan also verified that the property is a 3-bedroom residence and that if the owners wanted to expand they could not do so until they had additional parking.

Ms. Ryan opened the public hearing.

Richard Quenneville, Applicant, received and reviewed a copy of the staff report. The Applicant stated that in the past the garage was converted into a family room. Mr. Quenneville explained the concerns and reasoning behind this project and asked for approval from the Hearing Officer.

Qian Pietila, Owner, stated that she agreed with everything Mr. Quenneville had to say regarding the project and also explained why the garage is needed.

Ms. Ryan closed the public hearing.

Ms. Ryan asked the project planner about another property with the same type of project.

Mr. Fujimoto stated that the other property had a Design Review for a garage addition however they did not need a Variance.

Ms. Ryan approved the application, subject to the findings and Conditions of Approval listed in the staff report.

Ms. Ryan stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:11 p.m.

Minutes approved by:
Trudi Ryan, Planning Officer